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Technical Sheet > Large farmhouse on 2 hectares in Simiane La Rotonde > 735.000 euro

<https://www.immobilier-en-luberon.fr/large-farmhouse-on-2-hectares-in-simiane-la-rotonde-697>



Agency mandate number : 2392

Amount of the property : 735.000,00 euro (Agency fees at the expense of the Seller)
(An average of 8% of notary fees will be added in supplement)

Region(s) : **Banon et environs**

Availability : **free on sale**

Negotiable price ? **oui**

Property tax : **N/P**

Annual charges (gas, water, electricity, ...) : **3000**

1/ Housing

Construction Date : **1850**

General condition : **very good**

Orientation : **south**

Living space : **275 m²**

Number of levels : **3**

Number of rooms : **8**

Main room : **30**

Type of Kitchen : **open**

Number of bedrooms : **4**

Number of bathrooms : **1**

Number of shower rooms : **2**

Number of toilets : **3**

Storage room : **yes**

Basement : **X**

Cellar : **X**

Attic : **X**

Garage : **yes**

Parking : **yes**

Type of heating : **oil heating**

State of electricity, plumbing : **good condition**

Type of windows : **double glazing throughout**

Drainage : **septic tank**

Possibility expansion : **100m²**

Energy balance (class) : **Classe B : De 70 à 110 kWh/m²/an et de 6 à 11 kg CO₂/m²/an**

Greenhouse gas balance (class) : **D 21 - 35**

Details, Strengths, other benefits : **Large volumes Radiators with thermostat Finishes and quality materials. No work needed.**

2/ Garden

Area : 21150 m²

Terrace : yes

Covered terrace : yes

Outdoor kitchen : X

Swimming pool : yes

Pool House : X

Tennis : X

Well : X

Details, Strengths, other benefits : Beautiful stone terraces Large swimming pool with solarium 3-seater garage including 1 closed box Beautiful land of more than 2 hectares Very calm and without vis-à-vis

3/ Photos



Old sheepfold, partly in stone, more than 275 m² on 3 levels. The property consists, on the ground floor of a kitchen-stay of more than 30 m² and its storeroom of approximately 20 m², as well as a room and its room of water of 30 m². On the first floor, a living room of about 30 m² and a room of over 30 m² with bathroom and toilet. All adjacent to a space currently converted into a cottage, consisting of a room of 33 m² and a bathroom. At the second level, a mezzanine of more than 20 m², communicating on a large room of more than 30 m². Attached to the house, an outbuilding of more than 35 m² currently used as laundry. The farmhouse completely restored, offers beautiful volumes. No work needed. Outside, large stone terraces,

including 1 covered. A large swimming pool of 5X12 m with solarium. 1 covered garage that can accommodate 3 vehicles, including 1 closed box. All on a beautiful wooded grounds of more than 2 hectares, quiet, without vis-à-vis, with a clear view.

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